

# ***Town of Horicon Planning Board***

Minutes of April 15, 2009

**Members Present:** Doug Paton, Harry Balz, Mike Raymond, Jim Remington

**Members Absent:** Bill Bruce, Alternates: Dennis Doyle and Georgia McMeekin

**Others Present:** Counsel to the Boards Mark Schachner, ZBA Chairperson Priscilla Remington, Town Board Member: Bob Olson

**Guests Present:** Erin and Michael Hayes, Chris Johnson, Tom Johansen, Tod Beadnell, Pat and Mick Butler, Bill McGhie, Herta Leidy, Jeb Porter, Jack Haggerty, Peter and Honori Beletti, Cindy Mead

## **PUBLIC HEARING:**

**File #2009-06 CU Tax Map 88.10-1-22 Roman Catholic Church (Carl Heilman)** seeking a Conditional Use to operate an Art Gallery, workshop, bookstore, office space, framing, programs and small café from parcel located at 6600 State Rte 8. Carl Heilman stated that the parking and septic issue has been addressed, a letter from the Town Board stating that the applicant is allowed to hire a contractor to hook up to the Community Center septic system with a nominal fee for use and parking available behind the building. Carl Heilman continued on to state that the signs and handicap ramp will meet all town regulations. Being no further comments or questions Mike Raymond made a motion to close the public hearing, 2<sup>nd</sup> by Harry Balz. All Ayes.

**File #2009-07CU Tax Map 88.-2-2.11 Berness Bolton** seeking a Conditional Use to build three (3) duplex homes on parcel located on Horicon Ave in the CR-20,000. Chris Johnson, Berness Bolton's partner was present to represent the applicant. Doug Paton read Warren County Planning Boards recommendation No County Impact with Stipulation - driveways are combined into one to minimize potential impacts to Horicon Ave traffic access and to evaluate if there is additional review required by the APA due to wetlands. Jim Remington stated that there are no wetlands on the parcel. Chris Johnson stated that Jim Hutchins designed a driveway plan. Lengthy discussion ensued regarding the driveway issue. Harry Balz stated that individual lots should have individual driveways then made a motion to close the public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File #2009-08 BL Tax Map(s) 122.-3-2 and 122.12-1-21 Beadnell, Todd and Anthony** seeking a Boundary Line Adjustment of parcels located on N Sherman Lake Rd in the R2-3.2 acre zone. The applicant and Jeb Porter exchanged information. Being no further comments or questions, Mike Raymond made a motion to close the public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File #2009-01 BL Tax Map 71.12-1-29 and 71.12-1-26 Pine Tree Properties LLC and Hayes** seeking a Boundary Line Adjustment of parcels located on Palisades Rd. Erin Hayes explained the project stating that the variance for road frontage had been granted make both lots more conforming. Mike Raymond asked about the access to the back lot. Erin Hayes stated that there will be easements for ingress and egress only with no disturbance of the County right-of-way. Mike Raymond asked about the septic systems for both parcels. Erin Hayes stated that the back lot will have a conventional well and septic and the front lot (Briarcliff) a NORWECCO system will be installed. Harry Balz made a motion to close the public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File #2009-01 CU Tax Map 71.12-1-29 Pine Tree Properties LLC** seeking a Conditional use to build a 2-unit townhouse on parcel located at Palisades Rd in the R1-3.2 acre zone. Bob Olson stated that he is a member of the town board, does not represent anyone, has viewed the parcel and the applicants have removed an eyesore making great improvements to the property. Herta Leidy asked about the number of units and the height of the structure. Erin Hayes stated that there would be one (1) structure with two (2) units mirroring each other approximately thirty-nine feet (39') high. Being no further comments or questions, Harry Balz made a motion to close the public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

The regular meeting of the Planning Board was called to order by Vice-Chair, Doug Paton. Motion to approve the March 12<sup>th</sup> 2009 minutes was made by Mike Raymond, 2<sup>nd</sup> by Jim Remington, All Ayes except Harry Balz abstaining due to absence.

#### **UNFINISHED BUSINESS:**

**File #2009-06 CU Tax Map 88.10-1-22 Roman Catholic Church (Carl Heilman)** seeking a Conditional Use to operate an Art Gallery, workshop, bookstore, office space, framing, programs and small café from parcel located at 6600 State Rte 8. Doug Paton stated that the SEQRA review was completed last month inquiring of the applicant regarding the time frame of the project. Carl Heilman stated that there is no offer at this point, but would like to open in the summer of 2010. Jim Remington asked the applicant about the well placement. Carl Heilman stated that the well would be located in the front of the parcel closer to Rte 8 while the chain link fence is 120' to 127' from Rte 8 allowing for the appropriate spacing from the town septic field, with confirmation from Gary McMeekin that there would be enough room to locate the well. Harry Balz stated that the applicant has provided the information from the town confirming the septic and parking then makes a motion to approve the Conditional Use as presented in accord with the letter received from the Town Board, 2<sup>nd</sup> by Mike Raymond, All Ayes.

**File #2009-07CU Tax Map 88.-2-2.11 Berness Bolton** seeking a Conditional Use to build three (3) duplex homes on parcel located on Horicon Ave in the CR-20,000. Chris Johnson, Berness Bolton's partner was present to represent the applicant. Discussion ensued regarding the legal notice and the number of applications before the board. Suggestion that the applicant submit three (3) applications for three (3) lots. Doug Paton recommended to the board that they decide on the one application before them for Lot #1 and then suggested the applicant apply for a Conditional Use for the two remaining lots, labeled Lot #2 and Lot #3. Doug Paton then confirmed with the applicant's representative, Chris Johnson, that this Conditional Use application has been amended to read one (1) duplex home on parcel known as Lot #1 located on Horicon Ave. Harry Balz then made a motion to approve the Conditional Use for one (1) duplex home on one (1) parcel known as Lot #1, 2<sup>nd</sup> by Mike Raymond. All Ayes.

**File #2009-08 BL Tax Map(s) 122.-3-2 and 122.12-1-21 Beadnell, Todd and Anthony** seeking a Boundary Line Adjustment of parcels located on N Sherman Lake Rd in the R2-3.2 acre zone. Brief discussion ensued. Jim Remington made a motion to grant the Boundary Line Adjustment, 2<sup>nd</sup> by Harry Balz. All Ayes.

**File #2009-01 BL Tax Map 71.12-1-29 and 71.12-1-26 Pine Tree Properties LLC and Hayes** seeking a Boundary Line Adjustment or parcels located on Palisades Rd. Brief discussion ensued regarding a stipulation of one home being placed on the larger parcel. Erin Hayes stated that there is no intention of building anything but a single family dwelling on the larger parcel and a Conditional Use would be required for the that zone. Harry Balz made a motion to approve the Boundary Line Adjustment, 2<sup>nd</sup> by Jim Remington. All Ayes,

**File #2009-01 CU Tax Map 71.12-1-29 Pine Tree Properties LLC** seeking a Conditional use to build a 2-unit

townhouse on parcel located at Palisades Rd in the R1-3.2 acre zone. Erin Hayes submitted the site plan to the board stating that the structure meets all setbacks, utilizing the existing well, installing a NORWECCO System, there will be a driveway agreement with the owners of the two (2) units to share and the intent of the purchases would be to form an HOA. Mike Raymond asked if the rear lot will have rights to the beach. Erin Hayes stated that there will be no ownership rights, one (1) dock slip is available, one hundred fifty one feet (151') of lakefront and there is enough docking for four (4) boats. Harry Balz made a motion to approve the Conditional Use for two (2) townhome units, 2<sup>nd</sup> by Mike Raymond. All Ayes.

**NEW BUSINESS:** None

**Board Privilege:** Training reminder April 29<sup>th</sup> 5 - 7 PM

Being no further business, Vice-Chair Doug Paton adjourned the meeting at 8:40 PM

Respectfully Submitted  
Christine Smith-Hayes, Secretary

DRAFT  
MINUTES